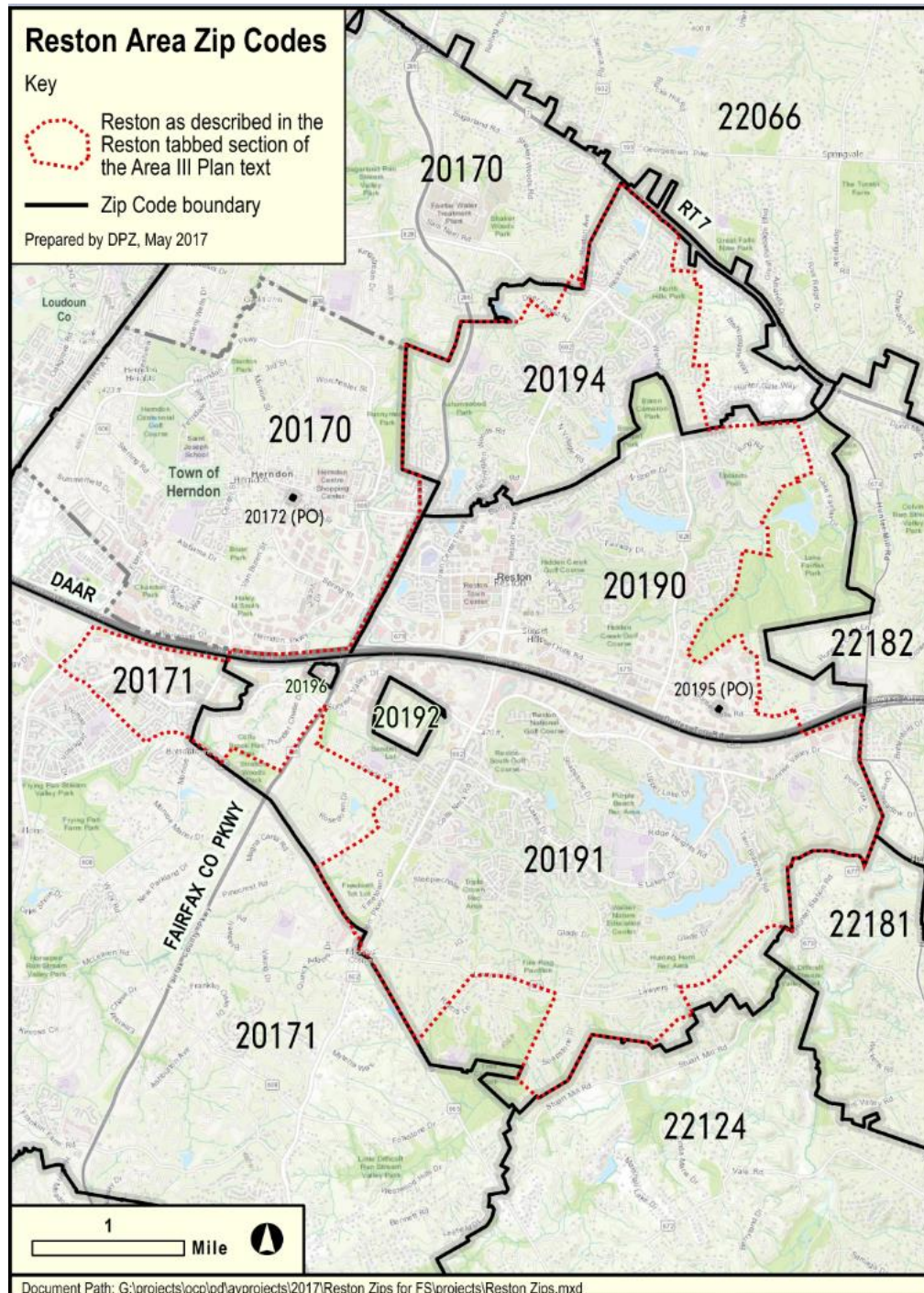


Frequently Asked Questions

PRC Residential Density Zoning Ordinance Amendment

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1. What is the existing population of Reston?
 - a. The 2016 estimated population of Reston is 62,996.
 - b. This figure is an aggregate of data for ZIP Codes 20190, 20191 & 20194 shown below.
The zip code boundaries exceed the boundaries of Reston shown in red.



2. How does the Zoning Ordinance calculate population in the PRC District? Explain your population figure of 74,192 persons.

- a. The Zoning Ordinance uses people per acre to measure residential density in the land area designated within the PRC District. It is not a U.S. Census derived population estimate. The PRC District regulations assign a factor or multiplier for each residential unit type. The factor used is related to the average household size for each housing type shown contained in the U.S. Census.
- b. The factors are:
 - i. Single Family Detached = 3.0; Single Family Attached = 2.7; Multi-Family is 2.1
- c. The number of residential units of a specific unit type is multiplied by the corresponding unit type factor to yield a total number of people by unit type measure within in the PRC District. Affordable and Workforce dwelling units are excluded from the measure.

d.

Unit Type	Number of Units* (existing and approved)	Zoning Ordinance Factor	People
Single Family detached	4,247	3.0	12,741
Single family Attached	8,501	2.7	22,953
Multi-Family	18,332	2.1	38,498
Totals	31,080		74,192
*Excludes affordable and workforce dwelling units			

3. How did you determine the number of dwelling units by housing unit type?

- a. Staff calculated the number of existing dwelling units by type in the PRC District of Reston and added the number of residential dwelling units by type that have been approved through the PRC plan review process that are unbuilt or not ready for occupancy. In accordance with Zoning Ordinance provisions affordable and workforce dwelling units are excluded.

4. Which unbuilt projects are included in the calculation of existing persons per acre?

a.

PRC Approved Units – Not Built or Ready for Occupancy	
Application	Approved Units (Net New)
Four Seasons	3 SFA
PRC 87-C-088	8 MF

Colts Neck Road PRCA A 936	91 MF
JGB/Reston Sheraton PRCA B-846	498 MF
Raj/Winwood PRC 86-C-121-2	125 MF
Reston Excelsior/Oracle PRC 86-C-121-3	457 MF
Fairways East & West PRC A-502-2	128 SFA 328 MF
Spectrum/Lerner PRC 86-C-121-04	1,422 MF
Block 4 LLC PRCA 85-C-088-03	549 MF
Lake Anne Crescent PRCA A 502-3	120 SFA 764 MF
Tall Oaks PRC C-020	44 SFA 112 MF
RP 11720 PRC B-846-04	54 SFA
Total Units	349 SFA 4,354 MF

5. How are persons per acre calculated in accordance with the Zoning Ordinance? How close are we to reaching the 13 persons per acre cap?
 - a. Staff estimates we are at 11.88 persons per acre. Persons per acre in the PRC District is based upon the number of existing residential units in the PRC District, the number of residential units with an approved PRC plan, including residential units in the PRC District that are under construction such as Reston Town Center Block #4 and including approved residential units in the PRC District that have not begun construction such as Fairways, Lerner/Spectrum and Charter Oaks.

- b. Staff estimates that upon approval of the equivalent of approximately 3,335 multifamily dwelling units, 13 persons per acre will be reached.
- 6. How much development can be accommodated under the 13 persons per acre limit of the PRC District for Reston?
 - a. 1710 multi-family units - Reston Gateway - Boston Properties -
 - b. 420 multi-family units - Block 7 & 8- Phase I - Reston Town Center North
 - c. 1205 multi-family units - Other Reston PRC District Development
- 7. Where outside of the Reston Transit Station Areas is residential growth contemplated?
 - a. Lake Anne/Fellowship House
 - b. 22 acre - Town Center Area North of Baron Cameron Avenue
 - c. South Lakes Village Center
 - d. Hunters Woods Village Center
 - e. Northpoint Village Center